



200904080103
Skagit County Auditor

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WHEN RECORDED RETURN
SKAGIT ESCROW
AUTOMATED SYSTEMS INC
POST OFFICE BOX 1667
MOUNT VERNON WA 98273
Filed for Record at Request of
Land Title Company of Skagit County
Order No.: 111171-SE

PARTIAL RECONVEYANCE

The undersigned as trustee under that certain Deed of Trust, dated APRIL 10 2006 in which CLEAR VALLEY ENVIRONMENTAL FARM LLC AND CLEAR VALLEY ENVIRONMENTAL FARM II, INC. is grantor and

OWENS MORTGAGE INVESTMENT FUND is beneficiary, recorded on APRIL 27 2006 as Auditor's No.

200604270155 records of SKAGIT County, Washington, having received from the beneficiary under said Deed of Trust a written request to reconvey a portion of the real property described in said deed, does hereby reconvey, without warranty, **to the persons entitled thereto** the right, title and interest now held by said trustee in and to the portion of the real property described in said Deed of Trust, situated in SKAGIT County, Washington, as follows:

SEE ATTACHED LEGAL DESCRIPTION
PTN NW 1/4 14-34-4 P24694

Dated APRIL 8 2009

LAND TITLE COMPANY OF SKAGIT CO

(Trustee)

By:

Bill Ronhaar (Name-Title) Manager

STATE OF WASHINGTON }ss.
COUNTY OF

STATE OF WASHINGTON }ss.
COUNTY OF SKAGIT

On this day personally appeared before me
to me known to be the individual described
in and who executed the within and
foregoing instrument, and acknowledge that
signed the same as

On this 8TH day of APRIL 2009
before me, that undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared
BILL RONHAAR, to me known to be the
authorized signatory of LAND TITLE COMPANY
The corporation that executed the foregoing instrument, and
acknowledged said instrument to be the free and voluntary act and deed
of said corporation, for the uses and purposes therein mentioned, and on
oath stated that he is authorized to execute to the said instrument

free and voluntary act and deed, for the uses
and purposes therein mentioned

Witness my hand and official seal hereto affixed the day and year first
above written.

GIVEN under my hand and official seal this
day of

Sharon R. Anthony

Notary Public in and for the State of Washington,
Residing at
My Appointment expires

Notary Public in and for the State of Washington,
Residing at MOUNT VERNON
My appointment expires 9/6/2009

SHARON R. ANTHONY
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 9-6-2009

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of the Northwest ¼ of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the North ¼ corner of said Section 14; thence West, along the North line of said Section 14, a distance of 275.88 feet to an intersection with the Westerly right-of-way line of the Northern Pacific Railway Company; thence Southwesterly, along said right-of-way line, 1,086.24 feet to the true point of beginning; thence continue Southwesterly along said right-of-way, 408.00 feet; thence Northwesterly in a straight line, 1,691.33 feet, more or less, to a point 396.00 feet South of the Northwest corner of said Section 14 and on the West line of said Section 14; thence North, along the West line thereof a distance of 396.00 feet; thence East, along the North line of said Section 14, a distance of 329.30 feet; thence Southeasterly, in a straight line, 1,640.27 feet, more or less to the true point of beginning.

TOGETHER WITH that portion of the Northwest ¼ of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the North ¼ corner of Section 14, Township 34 North, Range 4 East, W.M.; thence West, along the North line of said Section 14, a distance of 275.88 feet to an intersection with the Westerly right-of-way line of the Northern Pacific Railway Company; thence Southwesterly, along said right-of-way line, 1,494.24 feet to the true point of beginning; thence Northeasterly along said right-of-way 408.00 feet; thence North $56^{\circ}41'17''$ West, along the Northeasterly line of the above described parcel, 157.80 feet; thence North $46^{\circ}15'53''$ East 126.54 feet; thence South $53^{\circ}55'39''$ East 185.22 feet to the center of that certain 100 foot wide right-of-way to Seattle Lake Shore and Eastern Railway Company right-of-way as conveyed by Deed dated April 4, 1890 and recorded July 13, 1890 in Volume 10 of Deeds, page 651, records of Skagit County, Washington; thence South $36^{\circ}04'21''$ West, along said centerline, 241.88 feet; thence continue along said centerline on a curve to the left having a radius of 1,503.12 feet through a central angle of $1^{\circ}47'53''$ an arc distance of 47.17 feet, more or less, to the Southwest corner of that certain parcel as conveyed to Skagit County by Deed recorded November 11, 1996 under Auditor's File No. 9611150090; thence South $55^{\circ}43'32''$ East 50.00 feet to the Southeasterly corner of that certain parcel as conveyed to Skagit County under Auditor's File No. 9611150090, said point being the point of divergence of the right-of-way of State Highway 9 and the Easterly line of 100 foot strip conveyed to Seattle Lake Shore and Eastern Railway Company right-of-way; thence Southwesterly along the right-of-way of the Seattle Lake Shore and Eastern Railway Company right-of-way, a distance of 226.59 feet, more or less, to a point of intersection with the Southeasterly projection of the Southwesterly line of the above described parcel; thence North $60^{\circ}07'16''$ West, along said projection, 100.66 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as reserved by the Grantors herein over, across and under those premises described on Exhibit "B" of a deed recorded as Auditor's File No. 200707170113 being portion of the Northwest ¼ of said Section 14.

P24694



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Skagit County Auditor